

Date: February 16, 2005

Subject: Shadowfax Run Subdivision
Jackson Avenue, New Windsor

Reference: January 14th flood conditions
In area of road

Memo by: Drew Kartiganer for
Shadowfax Run and
Tiger Lilly Development

Drew A.
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Architect

Architecture
Interior Design
Planning

Copy to: **Henry Kroll**, Town of New Windsor Highway Superintendent
(c/o Myra Mason, Planning Board Secretary)
Mark Edsall, McGoey, Hauser and Edsall, PC
Town of New Windsor Engineer for Planning Board
(c/o Myra Mason, Planning Board Secretary)
Mike Sandor, MJS Engineering
Jim Clearwater, MJS Engineering

The purpose of this memo is to document items observed along Jackson Avenue in the Town of New Windsor near the Waugh Property as proposed for Development called Shadowfax Run. The site is on the east side of Jackson Avenue abutting the Central Hudson Power line and has been the subject of previous flood studies by the Developer.

Items referenced include:

1. There had been heavy rain the preceding 3 to 4 days with some snow cover on the ground that was subject to melting. The weather conditions were continued rain and warmer temperatures approaching the 50's & 60's. This was assumed to result in significant run off conditions given possible rain and snow melt conditions.
2. I went out to the Waugh site in the morning of January 14th and observed that "back water" conditions along Jackson Avenue in the area of the proposed subdivision had begun to be established near the low areas of the Waugh Property at around 11:00 and along Jackson Avenue.
3. I returned with digital camera and documented these observation and conditions of flooding along Jackson Avenue. A total of 28 photographs were taken and are attached to this memo with 4 to a page. Details and descriptions of these photographs are as attached to this memo.

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Page 1, 4 pictures,

A,B, are back water on east side of bridge (development side)

C,D are flow waters on west side of bridge

These Photographs were taken at the bridge near the top of Shadowfax Development site along Jackson Ave and show the "back water" conditions on the east side of the bridge and full water flow on the west side. The backwater condition on the east side of the road demonstrates that there is not sufficient release of water at the Bridge area to accommodate storm water release from the drainage basin that feeds this stream bed above the bridge.

Page 2 4 pictures,

A is photo of backwater conditions on east side of bridge and

B is photo of extension of backwater along Jackson Ave to the south from bridge along the Shadowfax development property line.

C, & D are photos showing Jackson Avenue toward the area of the low culvert from a reference point closer to bridge and Waugh Property location (note mailbox). Visual observation is to confirm that location of the culvert that crosses Jackson Avenue is lower than area of bridge to north as demonstrated by the topo info on the Survey.

Page 3 4 pictures,

A is photo for reference of culvert location to south of Waugh residence.

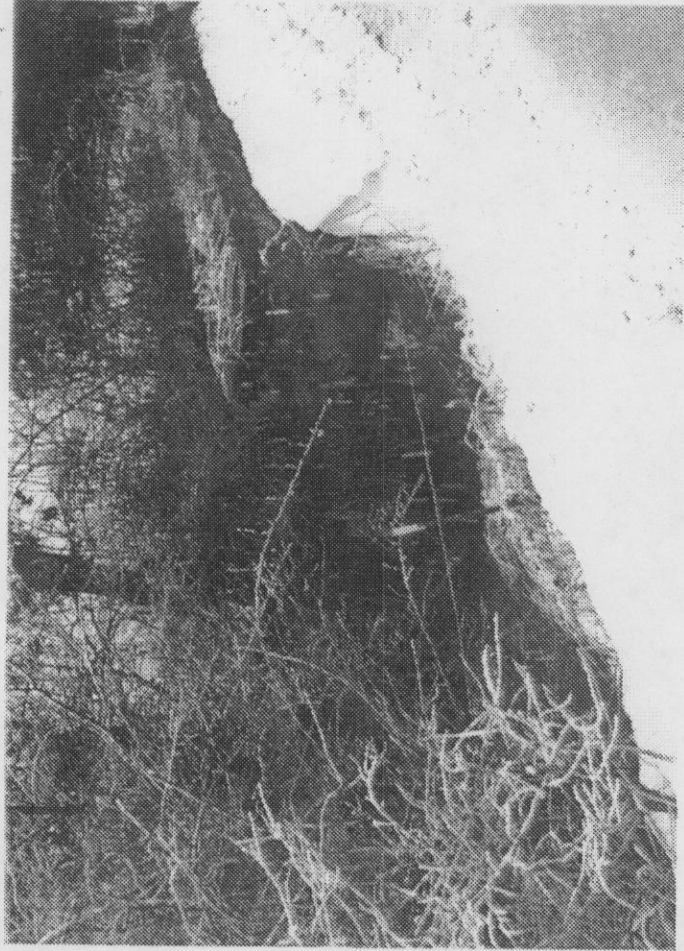
B is photo of backwater to EAST side of Jackson Ave. reference point of speed limit sign and truck was established to mark location of culvert which is in between the two. It should be noted there is no current or flow of water from the culvert demonstrated in this picture .

C is a photo of the outflow of the culvert to the West, which is on the opposite side of Shadowfax Run property. The culvert is completely submerged and the edge of the culvert can be seen underwater at the bottom of photo. At time of this photo, the culvert was approximately 4 to 6 inches below the water level. The water line at that time was approximately 2' below the top of Jackson Ave at the culvert location.

3

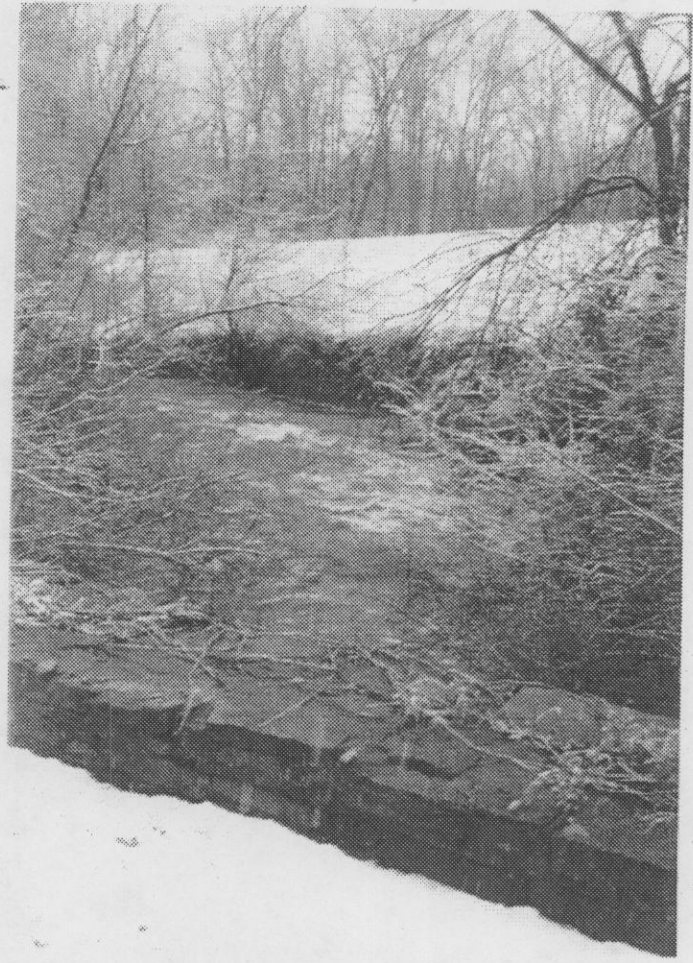


A /



IFACE WATER / BRIDGE

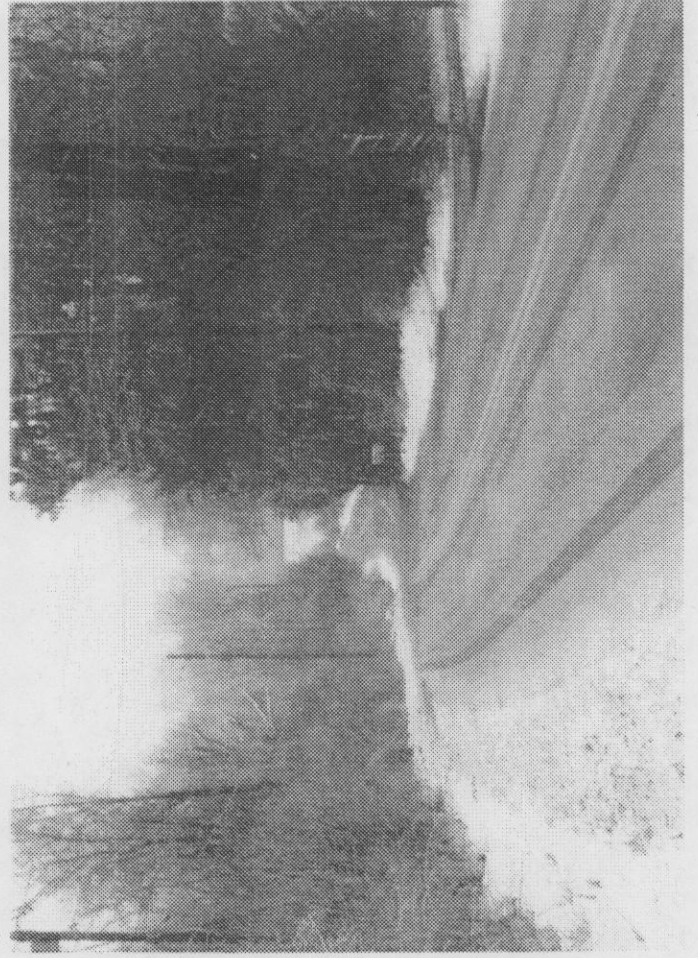
C



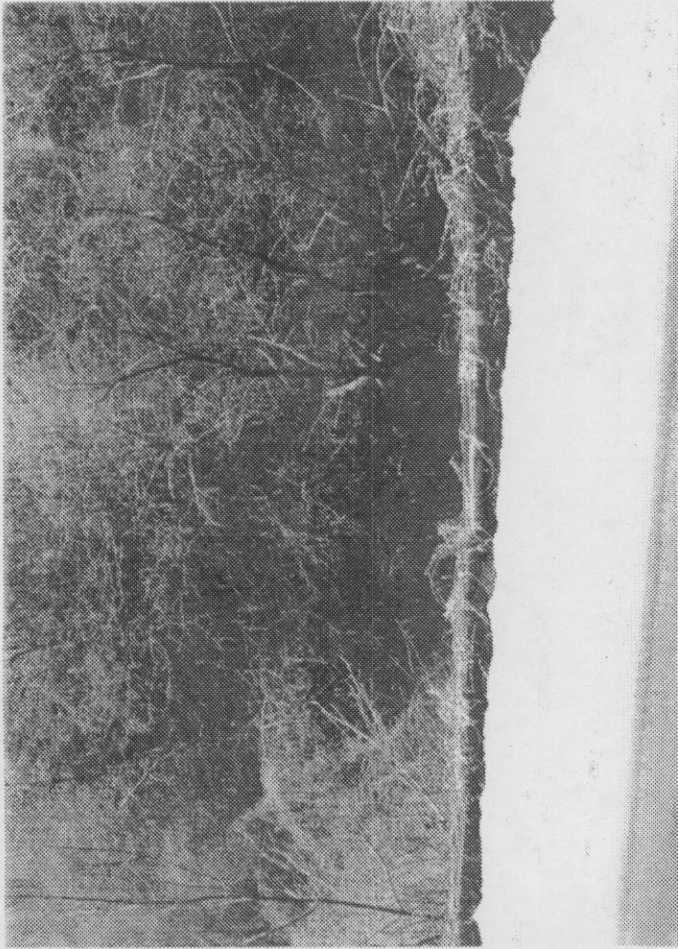
Flow WATER, PART SIDE AT P. BRIDGE



PAKWAH



D



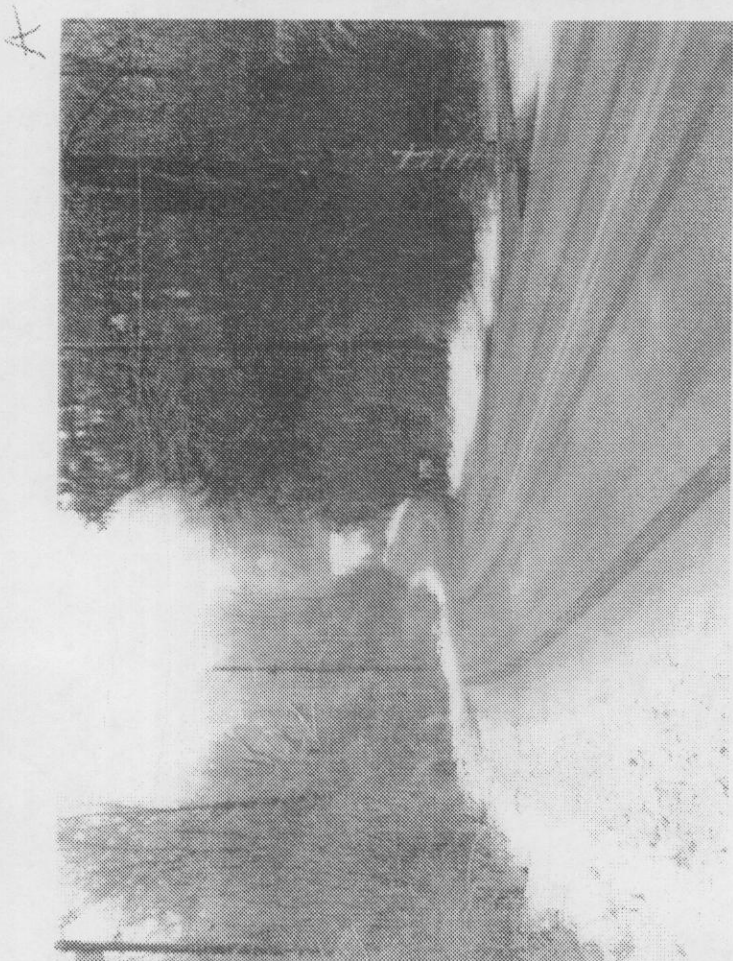
AT BRIDGE



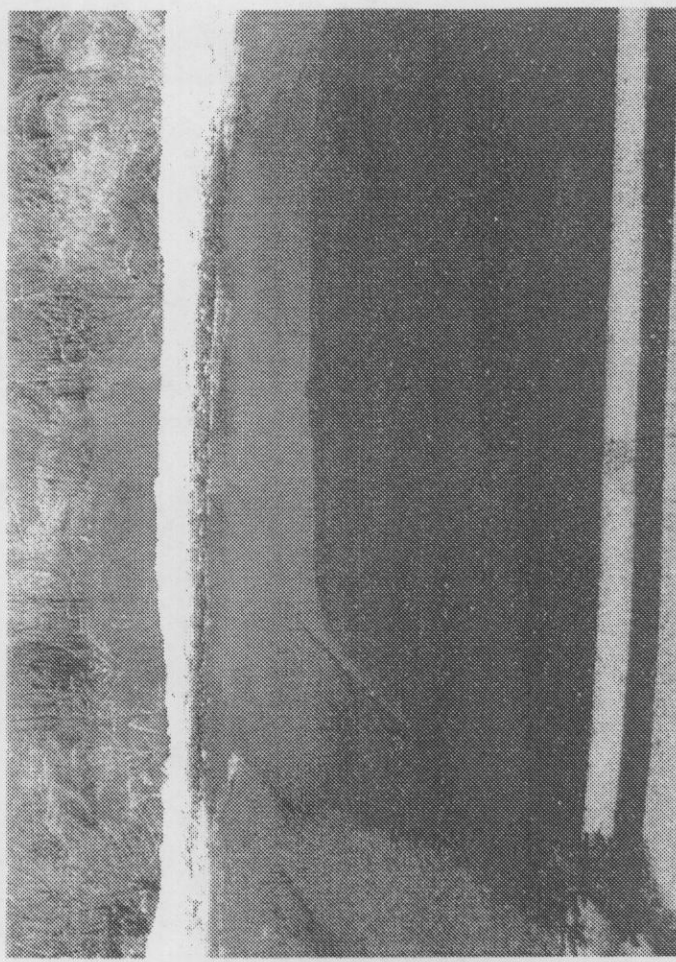
C

B

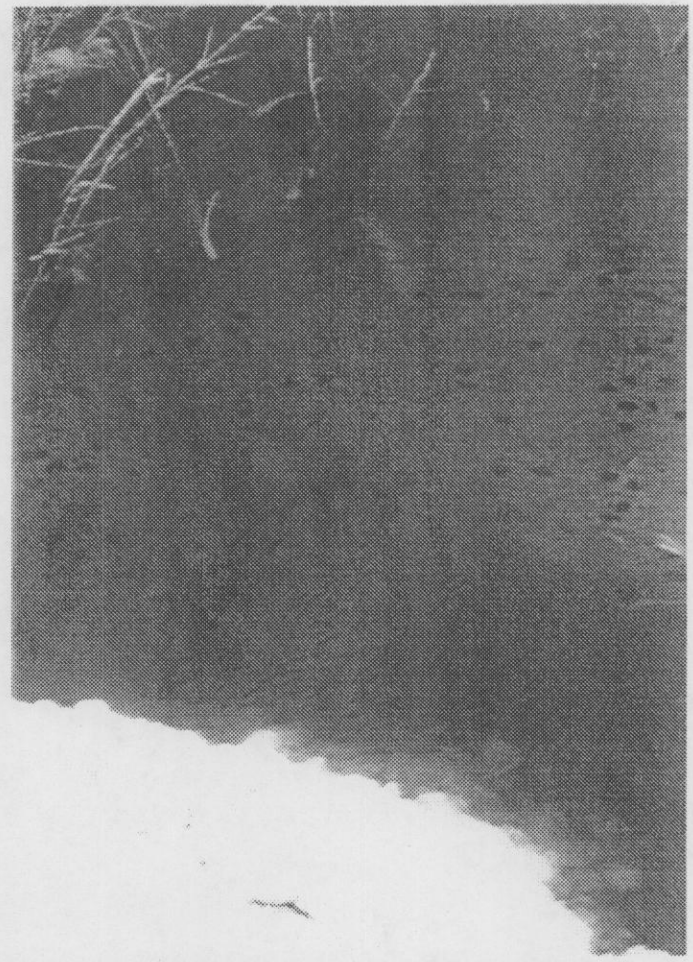
A



B



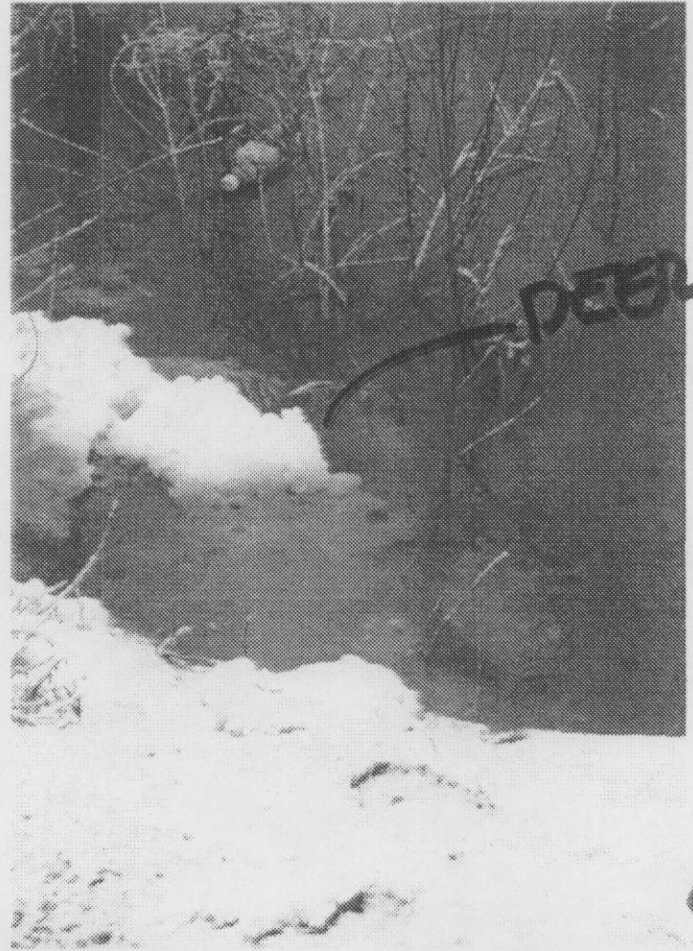
D



A



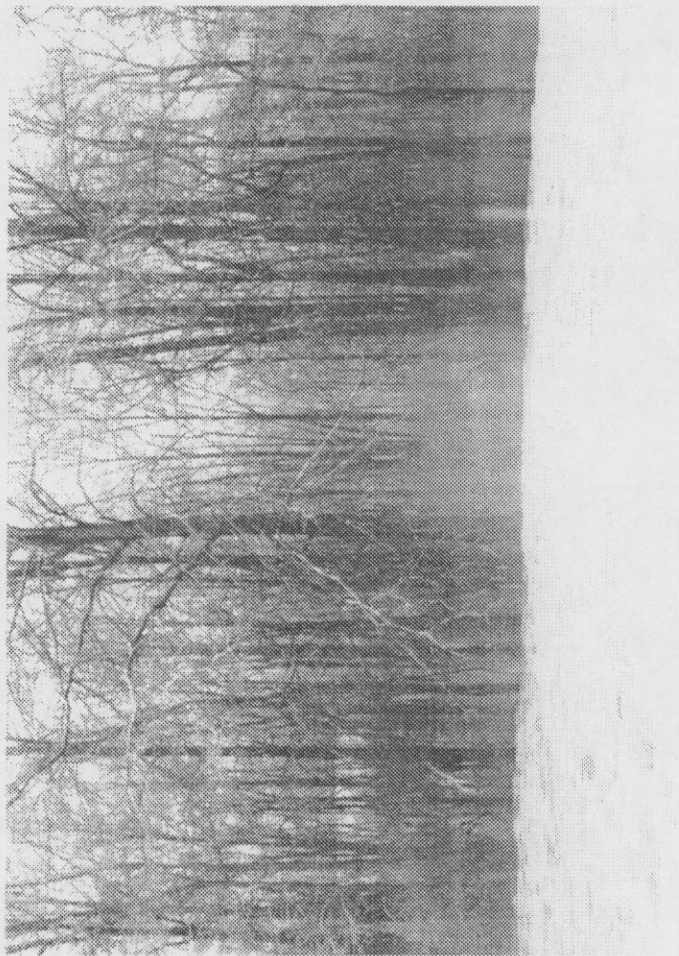
C



DEER

7

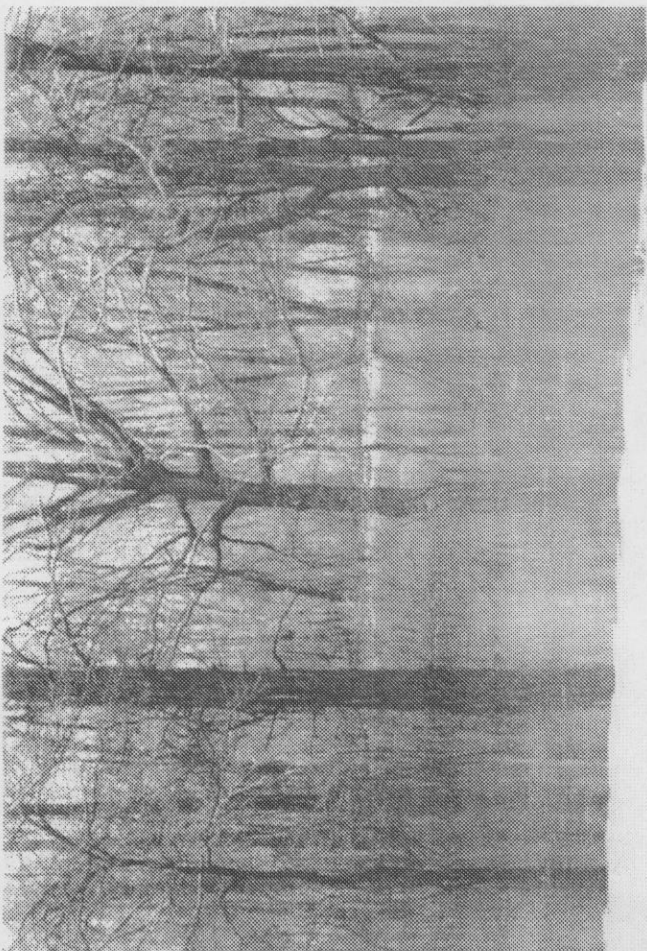
PAZO 5



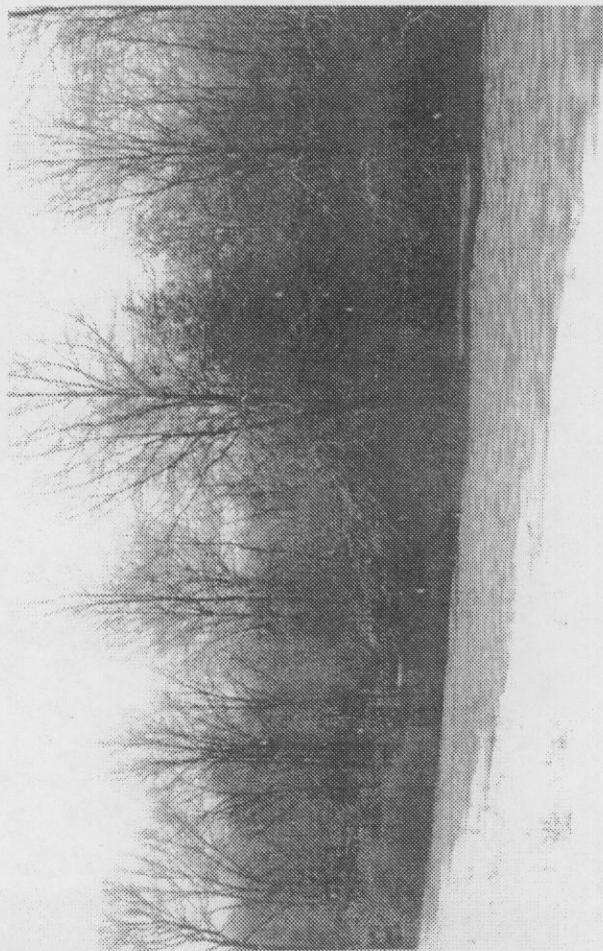
B



D



K

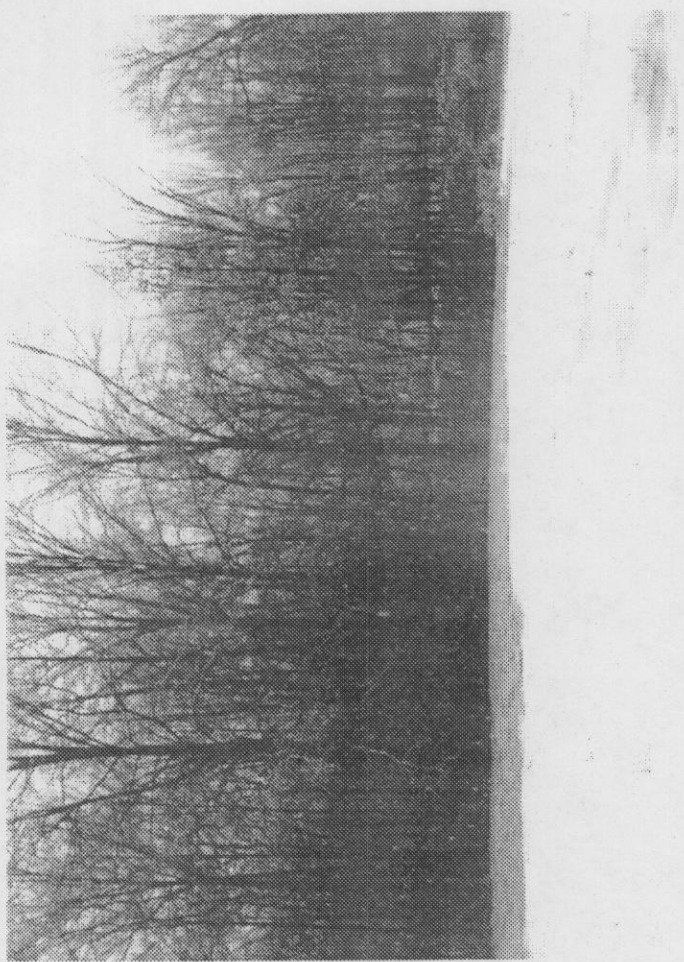


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Page 6



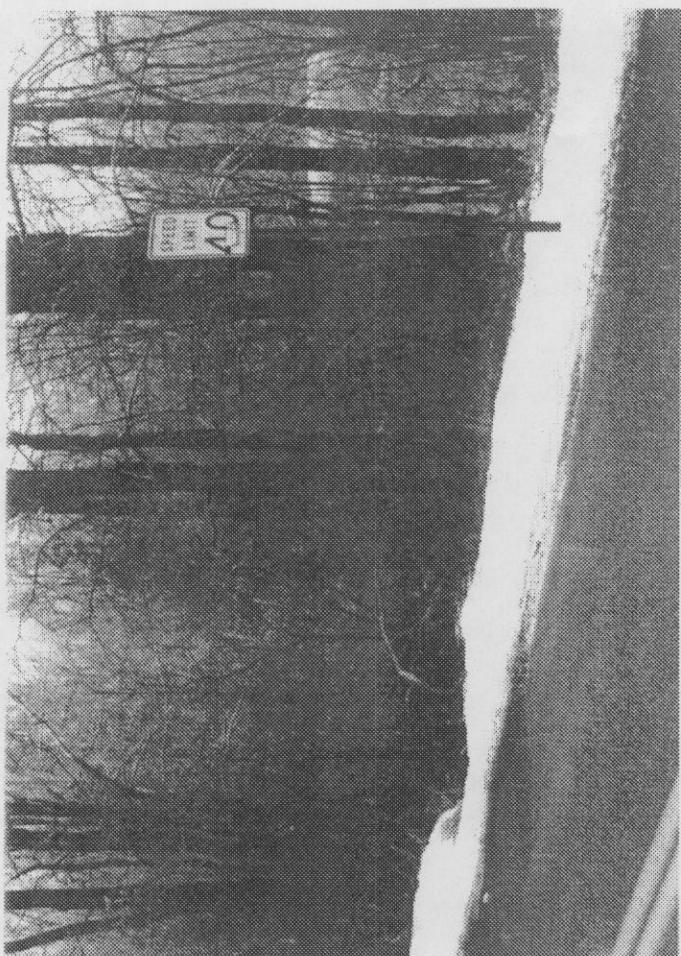
6



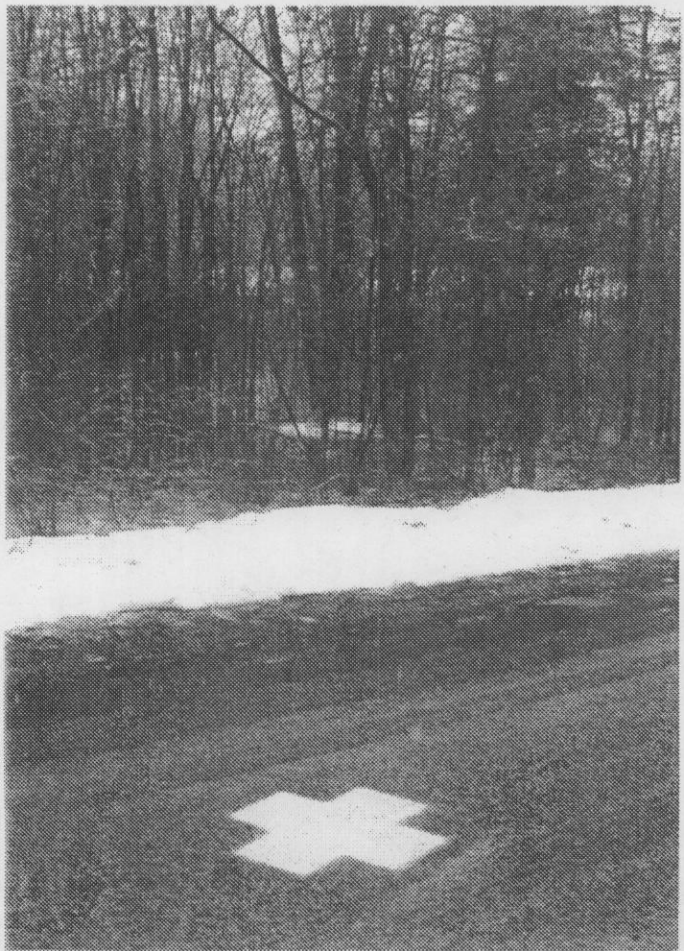
8



8



B



A



B



D

